



45 CULZEAN CRESCENT

NEWTON MEARNS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An extended three bedroom home enjoying an ever-popular location within Newton Mearns

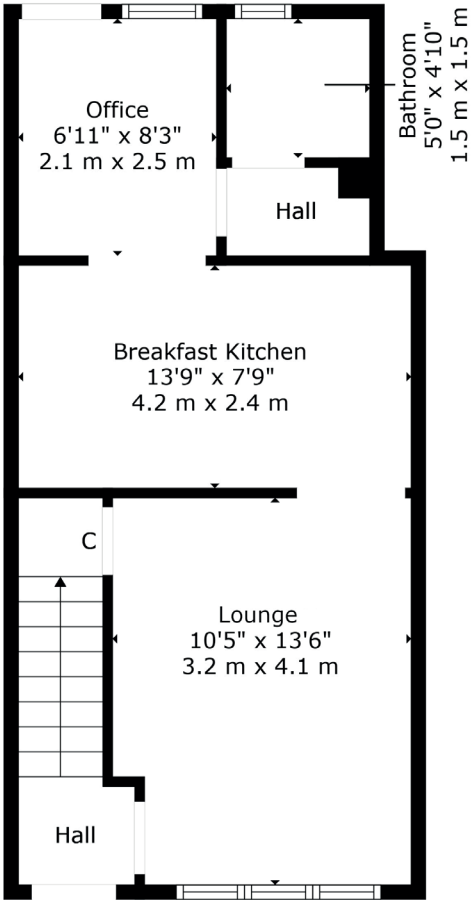
This extended three-bedroom mid terraced villa is set within fully enclosed, gardens to the rear which are south facing and provides further parking to the rear in addition to a lock-up garage.

Ground floor accommodation in brief extends to entrance hallway, spacious lounge with under stair storage adjacent modern fitted kitchen/dining with a range of wall and base mounted units leading to family room which is currently utilised as office space and family shower room. The upper level provides three generous bedrooms with storage.

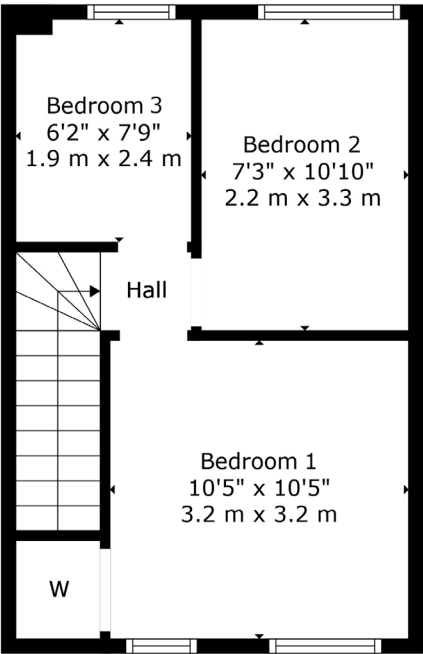
The specification of the property includes a system of gas central heating, double glazing and the subjects are freshly presented, decorated and carpeted throughout.

Externally the property is set within private, easily maintained rear garden grounds. Private garage to rear, open traffic free aspects to front.





Floor 1



Floor 2

Newton Mearns is one of the most sought-after suburbs within the south side of Glasgow. The property is superbly placed for a wide range of amenities and indeed nationally recognised schooling. The property is a short distance away from excellent shopping at The Avenue at Mearns Cross and Greenlaw Village. There are an abundance of sports and recreational facilities found within the district which include excellent golf courses, parks, tennis clubs and there are a variety of country pursuits found nearby at Hazeldene. Local train stations include Whitecraigs Station and Patterton Station.

NM4635 | Sat Nav: 45 Culzean Crescent, Newton Mearns, G77 5SW

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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